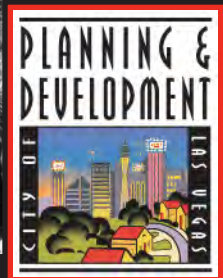


THIRD QUARTER 2008

Q3

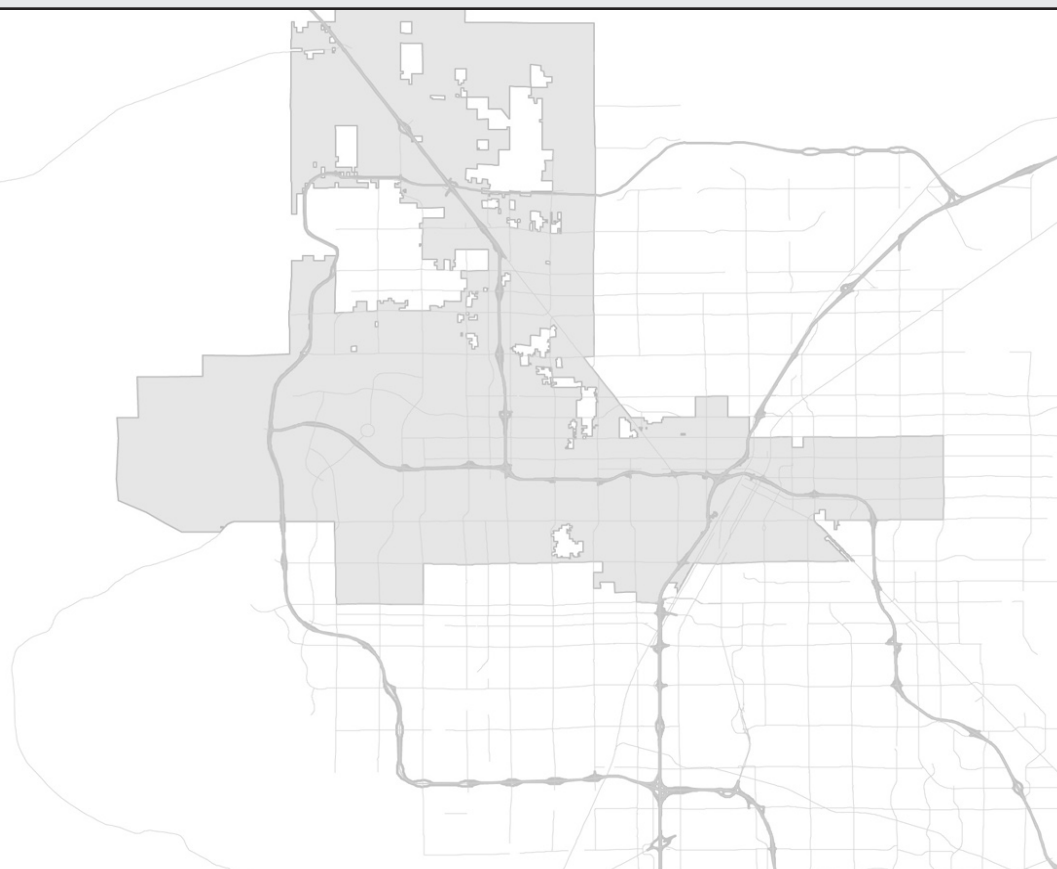
# Las Vegas Development Report



# LAS VEGAS DEVELOPMENT REPORT

Developed Land .....	3
General Plan Amendments.....	6
Planned Projects .....	9
Permitted Projects .....	12
Completed Projects .....	21
Business Licenses.....	25
Applications .....	34

## Developed Land



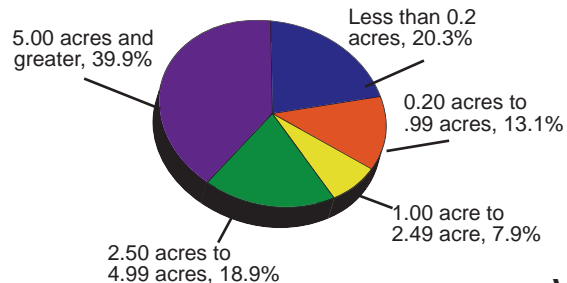
\*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

## Vacant Land Absorbed 3rd Quarter 2008

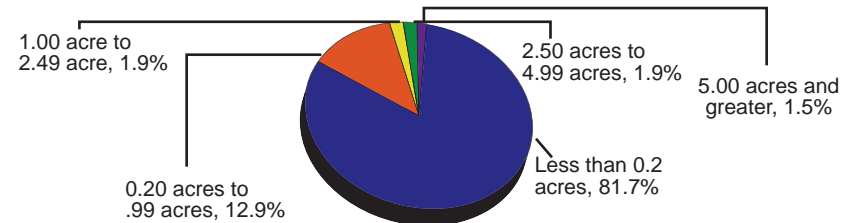
Parcel Size	Number of Parcels	Percent of Parcels	Total Acres	Percent of Acreage
Less than 0.2 acres	215	81.7%	20.66	20.3%
0.20 acres to .99 acres	34	12.9%	13.28	13.1%
1.00 acres to 2.49 acres	5	1.9%	8.01	7.9%
2.50 acres to 4.99 acres	5	1.9%	19.20	18.9%
5.00 acres and greater	4	1.5%	40.55	39.9%
<b>TOTAL</b>	<b>263</b>	<b>100.0%</b>	<b>101.70</b>	<b>100.0%</b>

Area	Number of Parcels	Percent of Parcels	Total Acres	Percent of Acreage
Centennial Hills	242	92.0%	90.18	88.7%
Southwest	13	4.9%	3.32	3.3%
Southeast	8	3.0%	8.20	8.1%
<b>TOTAL</b>	<b>263</b>	<b>100.0%</b>	<b>101.70</b>	<b>100.0%</b>

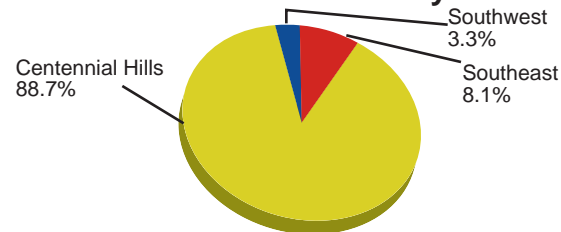
### Vacant Land Absorbed by Acreage



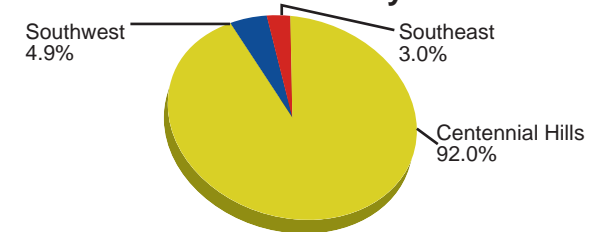
### Vacant Parcels Absorbed by Size



### Vacant Land Absorbed by Sector



### Vacant Land Absorbed by Parcels





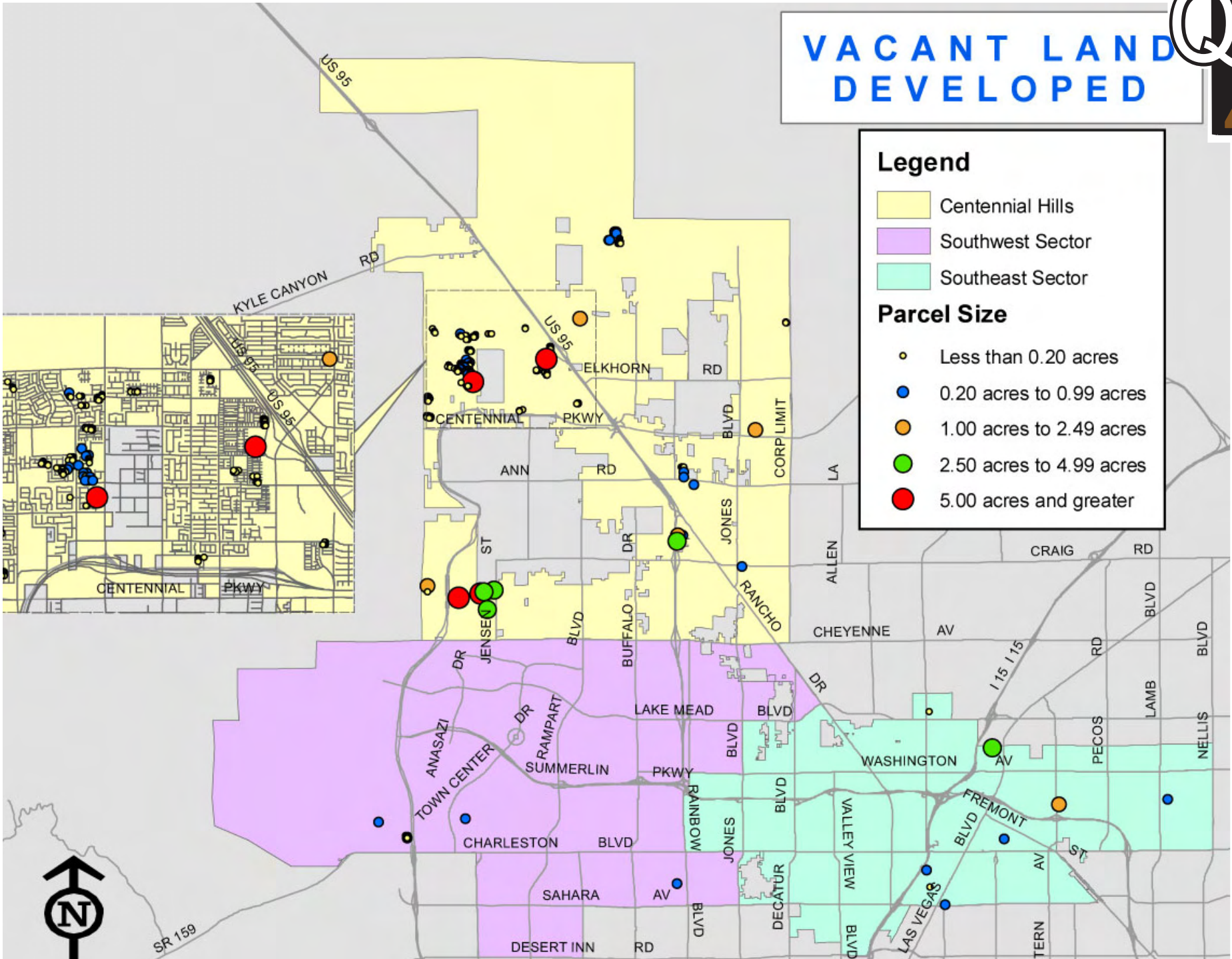
## VACANT LAND DEVELOPED

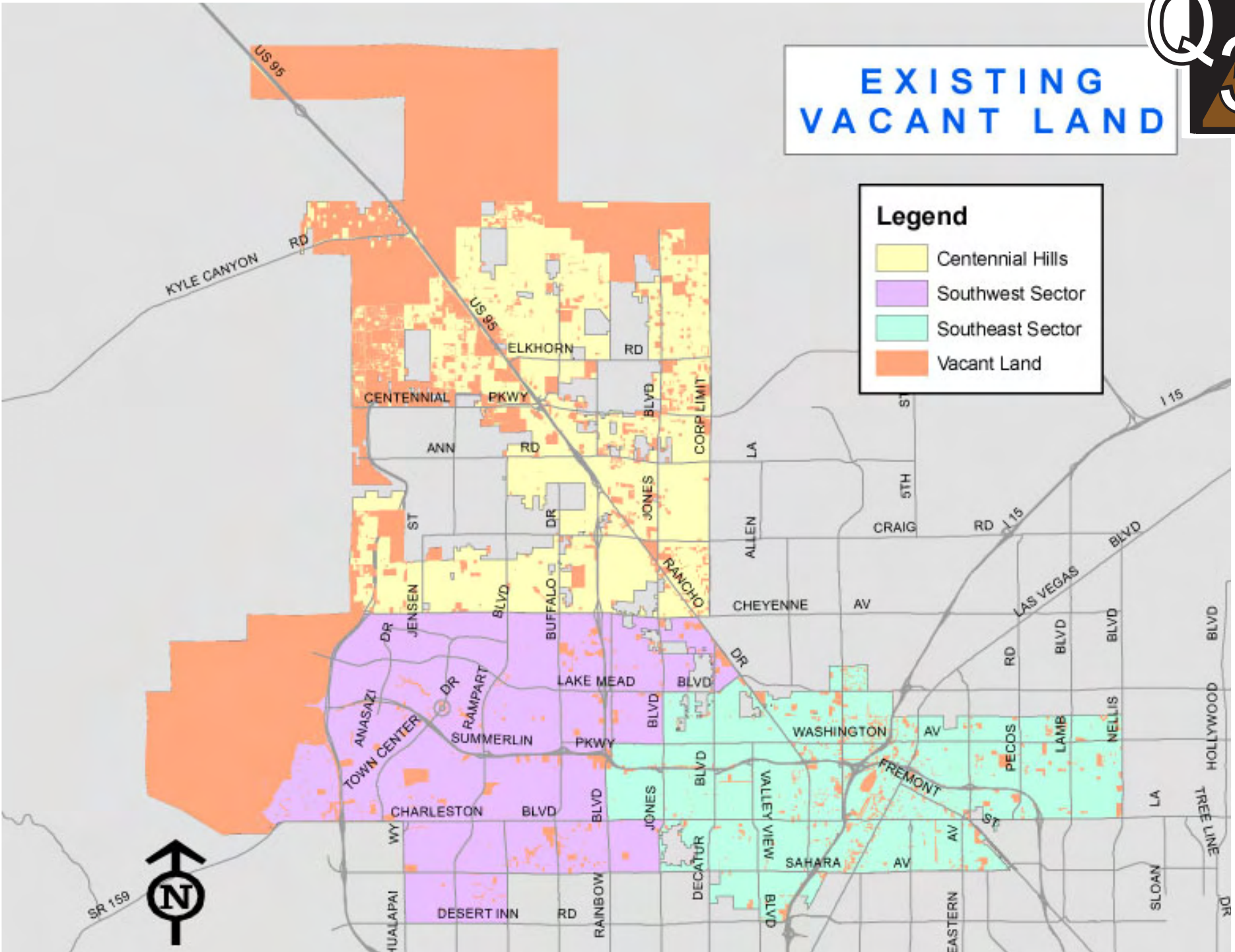
### Legend

- Centennial Hills
- Southwest Sector
- Southeast Sector

### Parcel Size

- Less than 0.20 acres
- 0.20 acres to 0.99 acres
- 1.00 acres to 2.49 acres
- 2.50 acres to 4.99 acres
- 5.00 acres and greater







# General Plan Amendments

## GPA Report 3rd Quarter 2008

**Table 1. Land Use Changes by Type, Acres**

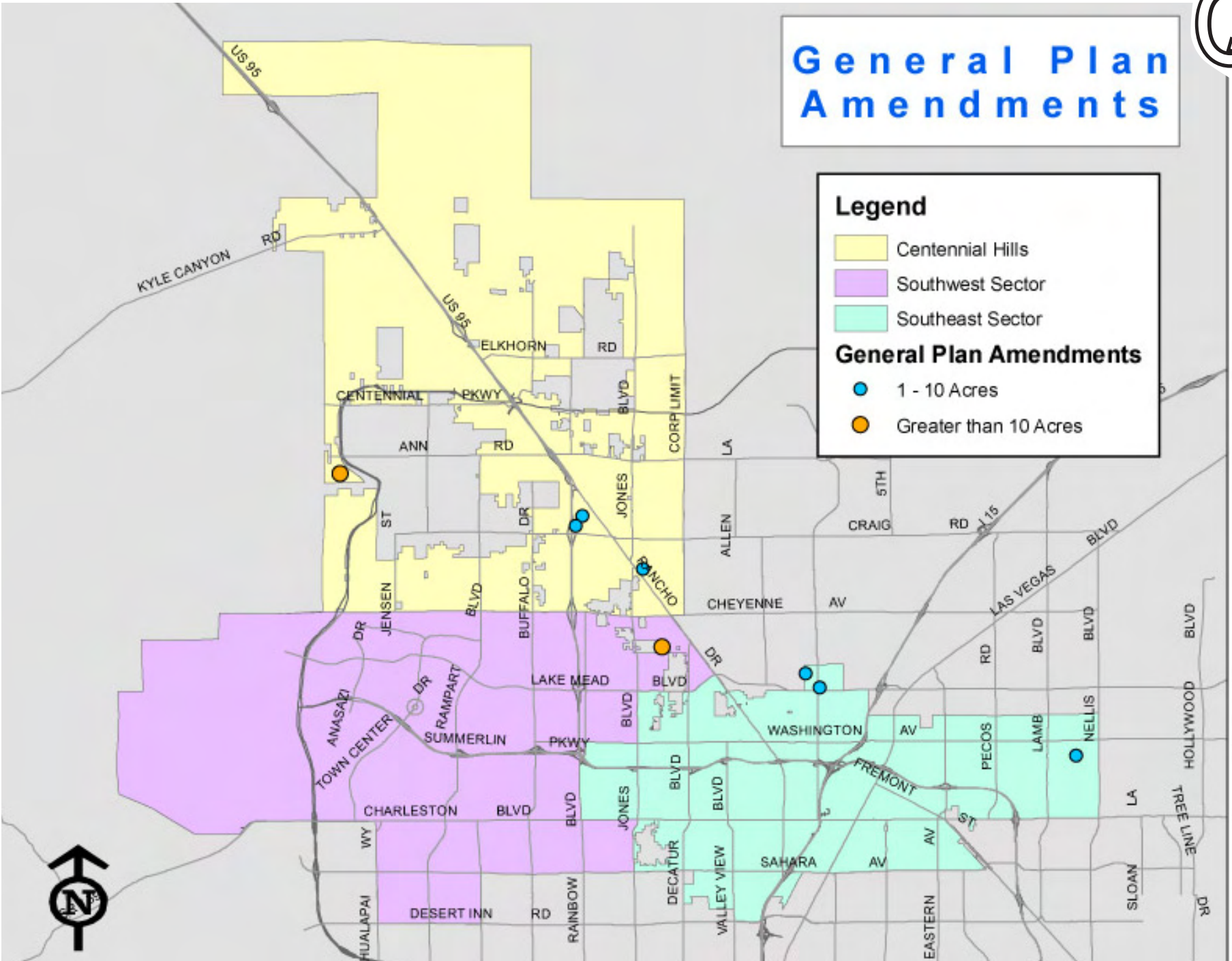
Sector	Commercial to Commercial	Commercial to Industrial	Increase Residential Density	PCD to Public Facility	Residential to Commercial	Residential to Public Facility	Total Acres
Centennial Hills	3.4	5.6	0.00	131.7	0.00	0.00	140.7
Southwest	0.00	0.00	0.00	0.00	0.00	11.2	11.2
Southeast	0.00	0.00	4.4	0.00	1.0	3.9	9.3
<b>TOTAL ACRES</b>	<b>3.4</b>	<b>5.6</b>	<b>4.4</b>	<b>131.7</b>	<b>1.0</b>	<b>15.1</b>	<b>161.2</b>

**Table 2. Total GPAs by Sector**

Sector	Number	Acreage
Centennial Hills	4	140.7
Southwest	1	11.2
Southeast	3	9.3
<b>TOTAL GPAs</b>	<b>8</b>	<b>161.2</b>

\*GPA = General Plan Amendment





A map of Las Vegas, Nevada, showing planned projects. The map features a grid of streets and several shaded areas indicating project locations. A large, light gray rectangular box is overlaid on the map, containing the text "Planned Projects".

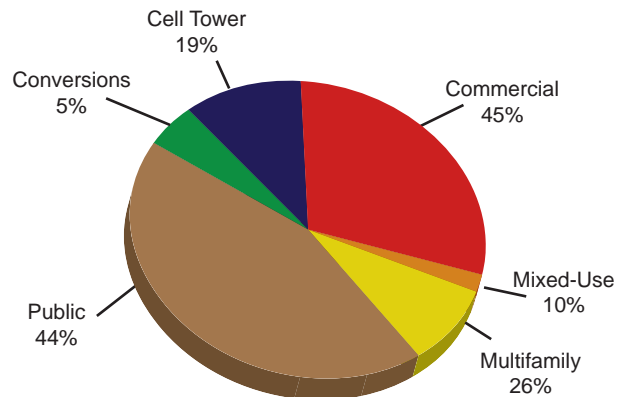
## Planned Projects

Site Plan Development Reviews  
3rd Quarter 2008

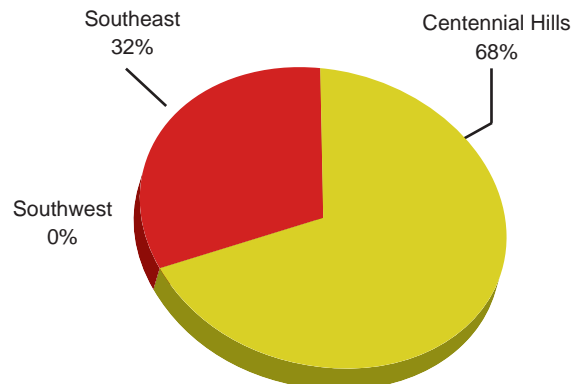


Category	Centennial Hills		Southwest		Southeast		Total	Total
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres
Commercial	9	35.2	2	13.4	11	50.5	22	99.1
Mixed-Use	1	8.0	0	0.00	0	0.00	1	8.0
Multi-family	2	20.06	0	0.00	4	9.9	6	30.5
Public	0	0.00	3	107.3	6	46.2	9	153.6
Conversions	0	0.00	1	17.6	0	0.00	1	17.6
Cell Tower	4	15.3	3	10.0	6	11.4	13	36.7
<b>GRAND TOTAL</b>	<b>16</b>	<b>79.1</b>	<b>9</b>	<b>148.3</b>	<b>27</b>	<b>118.0</b>	<b>52</b>	<b>345.4</b>

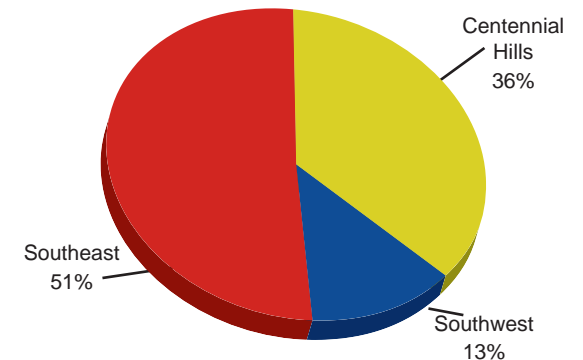
SDRs  
Category by Acreage



SDRs  
Single Family & Multifamily  
New by Acreage



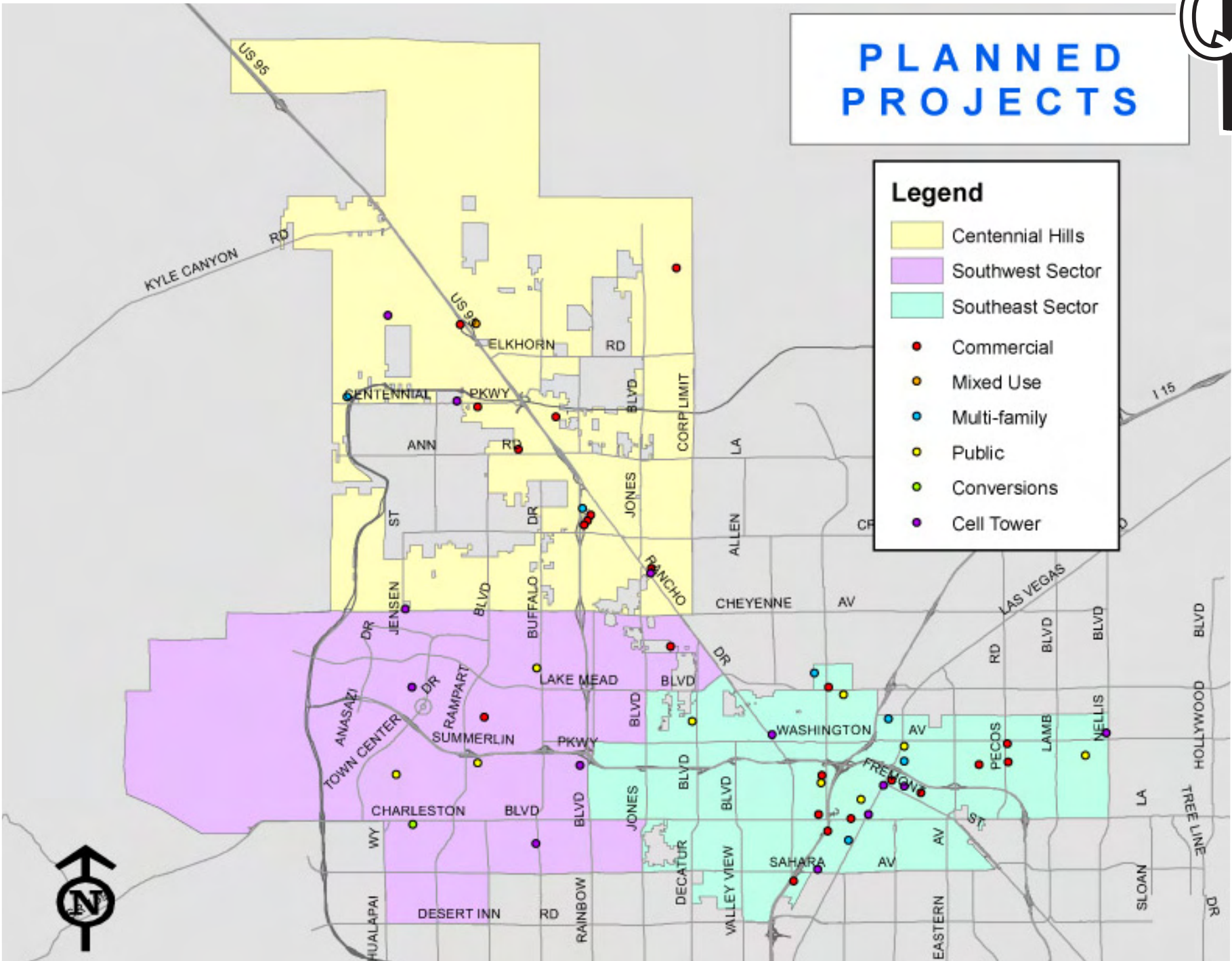
SDRs  
Commercial by Acreage



## PLANNED PROJECTS

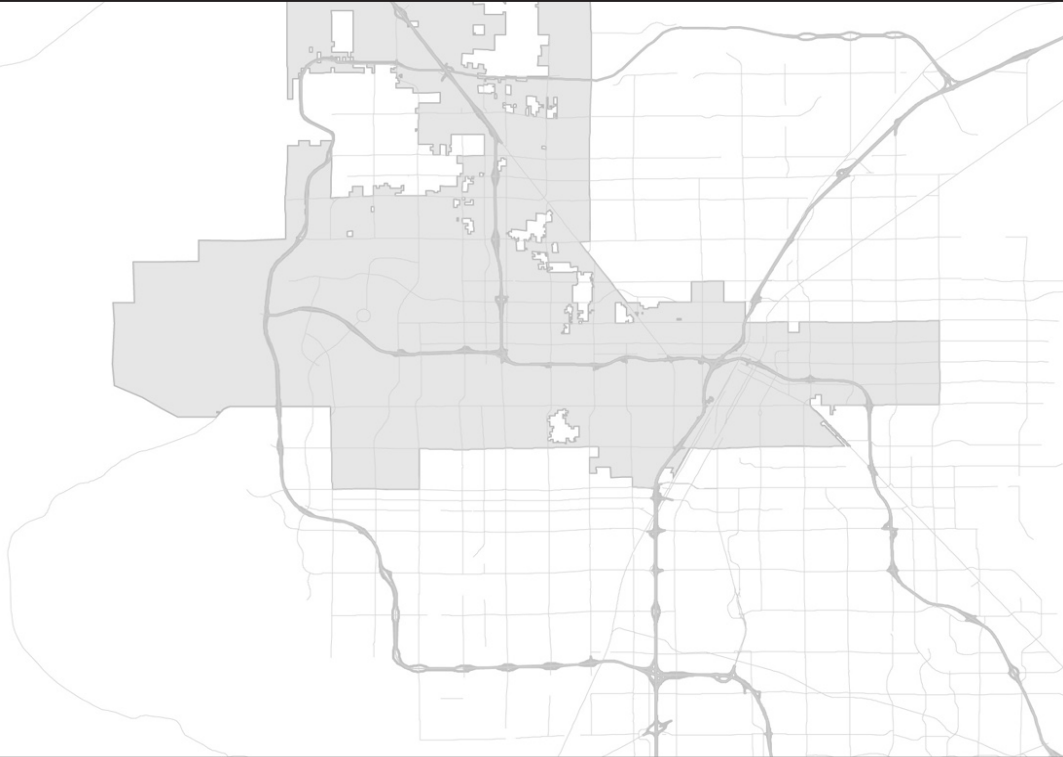
### Legend

- Centennial Hills
- Southwest Sector
- Southeast Sector
- Commercial
- Mixed Use
- Multi-family
- Public
- Conversions
- Cell Tower





## Permitted Projects



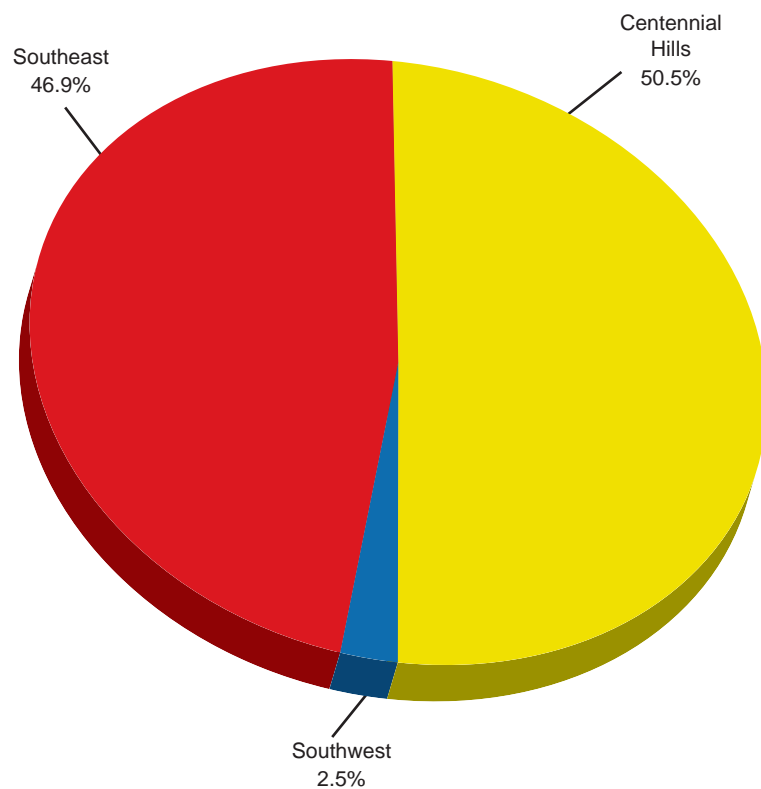
**Permitted Projects  
3rd Quarter 2008**



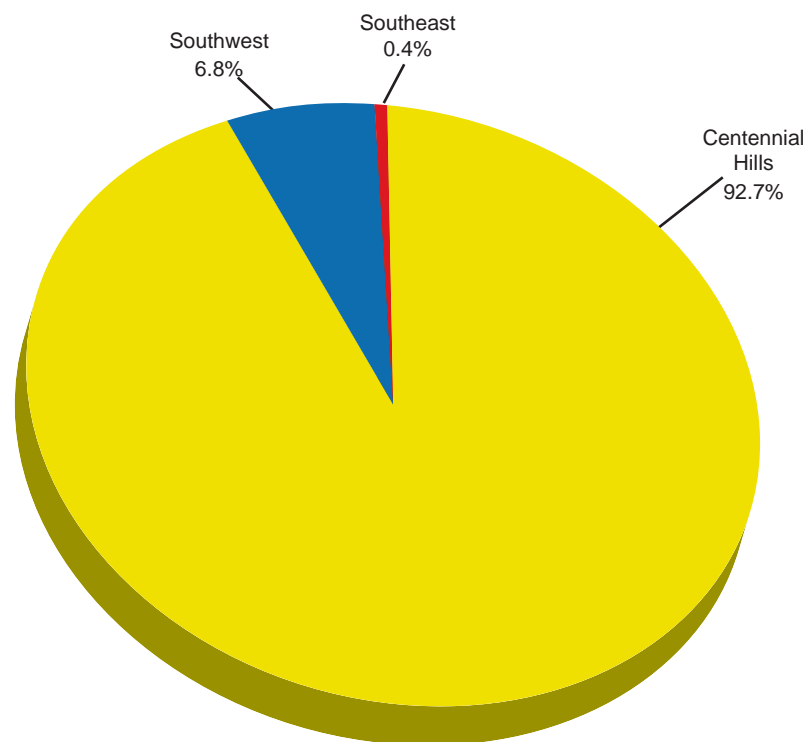
Category	Centennial Hills		Southwest		Southeast		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	298	\$46,899,000	21	\$3,450,000	2	\$222,000	321	\$50,571,000
Single Family Addition	45	\$127,237	38	\$258,264	49	\$376,910	132	\$762,411
Single Family Remodel	10	\$70,860	18	\$430,336	20	\$318,036	48	\$819,232
Multifamily New	0	\$0	21	\$7,875,000	1	\$500,000	22	\$8,375,000
Multifamily Remodel	1	\$1,797,750	0	\$0	0	\$0	1	\$1,797,750
Commercial New	10	\$13,940,000	11	\$703,000	15	\$12,948,139	36	\$27,591,139
Commercial Additions	36	\$456,271	18	\$1,120,949	12	\$31,401	66	\$1,608,621
Public Addition	1	\$85,000	0	\$0	0	\$0	1	\$85,000
Commercial Remodel	38	\$12,055,567	63	\$6,455,515	105	\$13,812,379	206	\$32,323,461
Pools & Spas	58	\$1,870,498	30	\$1,202,716	5	\$166,890	93	\$3,240,104
Miscellaneous*	118	\$1,797,750	102	\$1,463,808	70	\$2,097,887	290	\$5,359,445
<b>GRAND TOTAL</b>	<b>615</b>	<b>\$79,099,933</b>	<b>322</b>	<b>\$22,959,588</b>	<b>279</b>	<b>\$30,473,642</b>	<b>1,216</b>	<b>\$132,533,163</b>

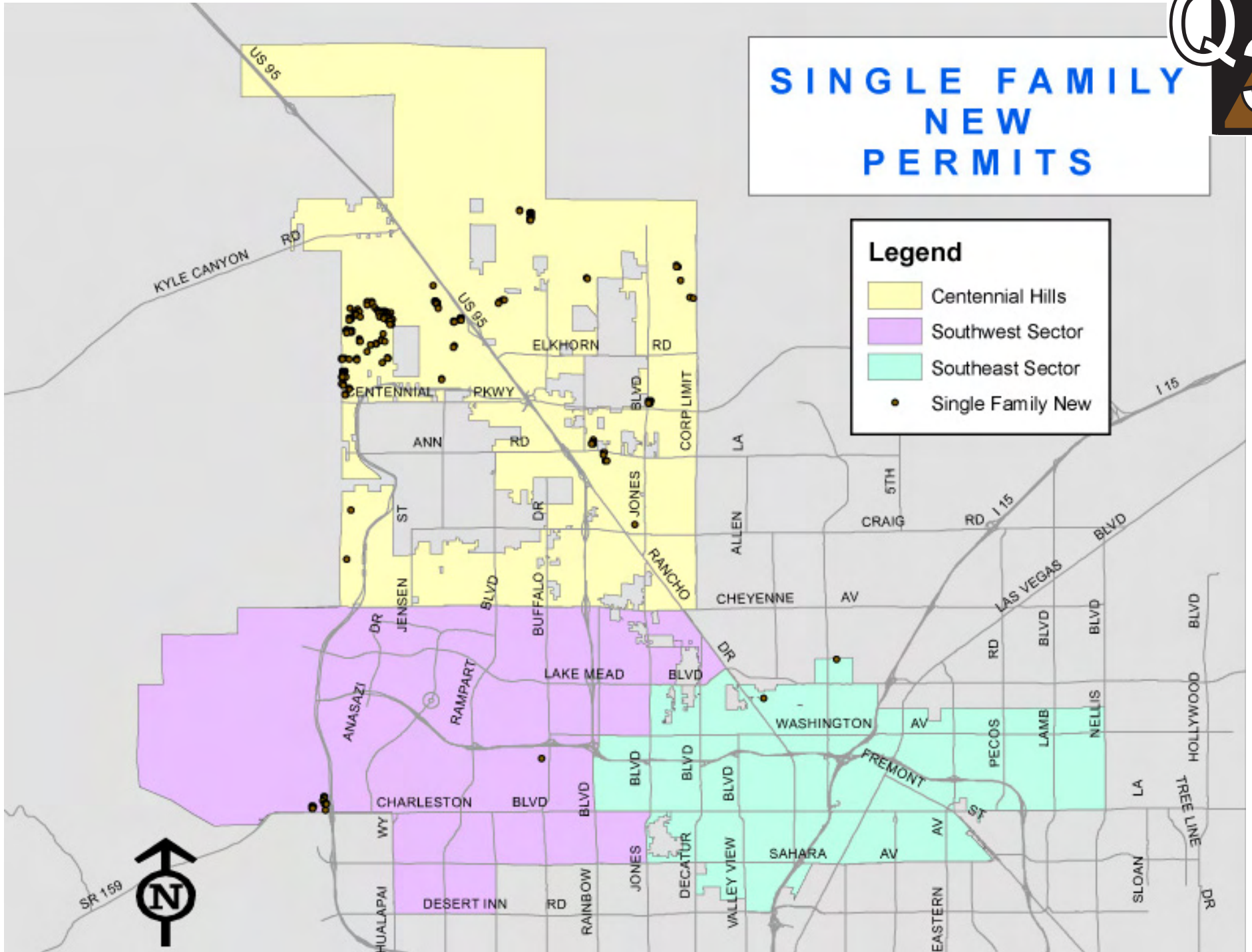
\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

Commercial New by Valuation



Single Family New by Valuation



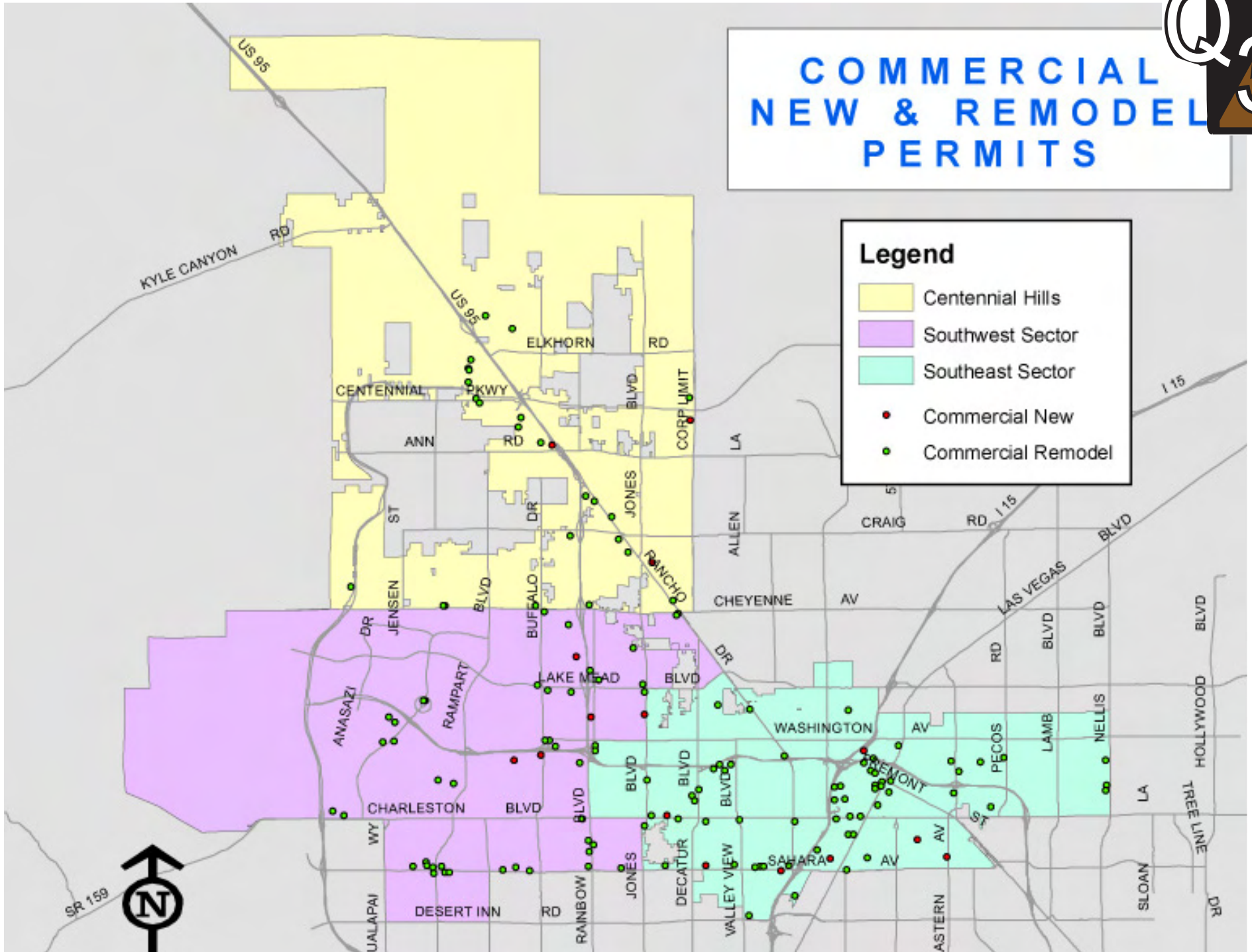


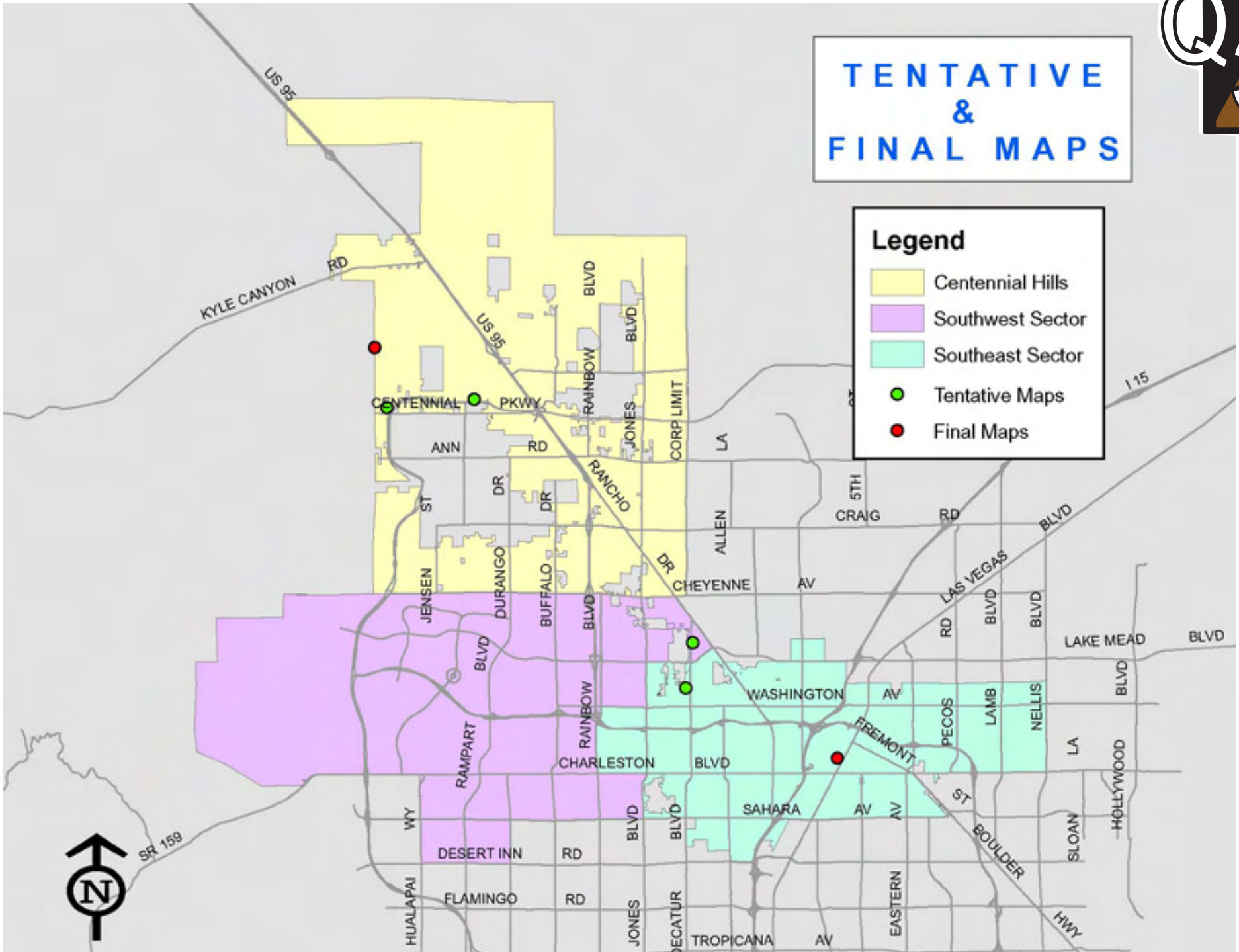


# COMMERCIAL NEW & REMODEL PERMITS

## Legend

- Centennial Hills
- Southwest Sector
- Southeast Sector
- Commercial New
- Commercial Remodel



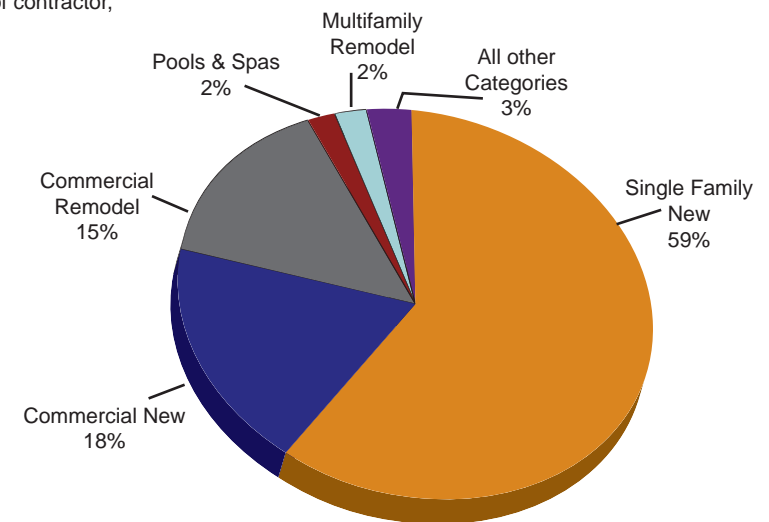


**Centennial Hills  
Building Permits  
3rd Quarter 2008**



Category	Permits	Valuation	Percentage
Single Family New	298	\$46,899,000	59.3%
Single Family Additions	45	\$127,237	0.2%
Single Family Remodel	10	\$70,860	0.1%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	1	\$1,797,750	2.3%
Commercial New	10	\$13,940,000	17.6%
Commercial Additions	36	\$456,271	0.6%
Commercial Remodel	38	\$12,055,567	15.2%
Public Addition	1	\$85,000	0.1%
Pools & Spas	58	\$1,870,498	2.4%
Miscellaneous*	118	\$1,797,750	2.3%
<b>GRAND TOTAL</b>	<b>615</b>	<b>\$79,099,933</b>	<b>100%</b>

\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading



**Centennial Hills Permits by Valuation**

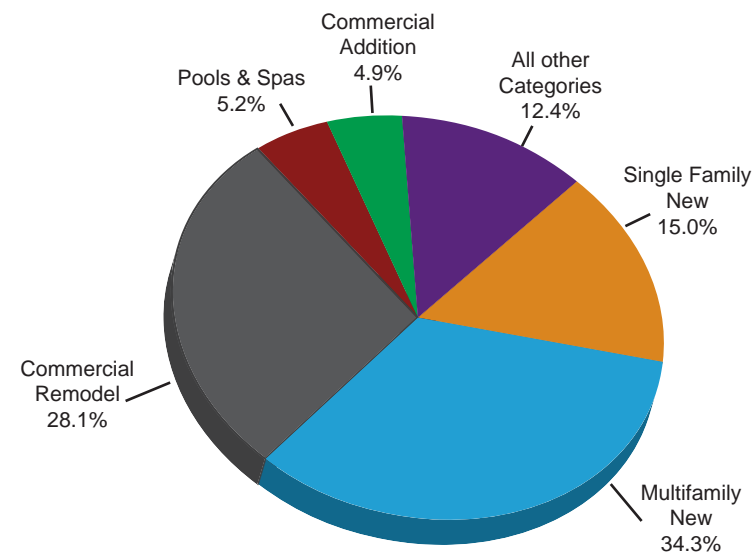
**Southwest  
Building Permits  
3rd Quarter 2008**



Category	Permits	Valuation	Percentage
Single Family New	21	\$3,450,000.00	15.0%
Single Family Additions	38	\$258,264,000	1.1%
Single Family Remodel	18	\$430,336.00	1.9%
Multifamily New	21	\$7,875,000.00	34.3%
Multifamily Remodel	0	\$0	0.0%
Commercial New	11	\$703,000.00	3.1%
Commercial Additions	18	\$1,120,949.00	4.9%
Commercial Remodel	63	\$6,455,515.00	28.1%
Public Addition	0	\$0	0.0%
Public Remodel	0	\$0	0.0%
Pools & Spas	30	\$1,202,716.00	5.2%
Miscellaneous*	102	\$1,463,808.00	6.4%
<b>GRAND TOTAL</b>	<b>322</b>	<b>\$22,959,588.00</b>	<b>100%</b>

**Southwest Permits by Valuation**

\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor,





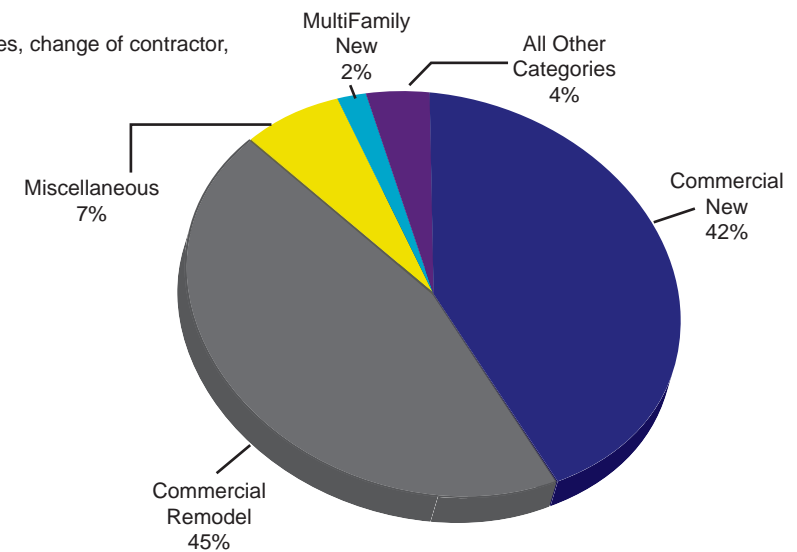
**Southeast  
Building Permits  
3rd Quarter 2008**



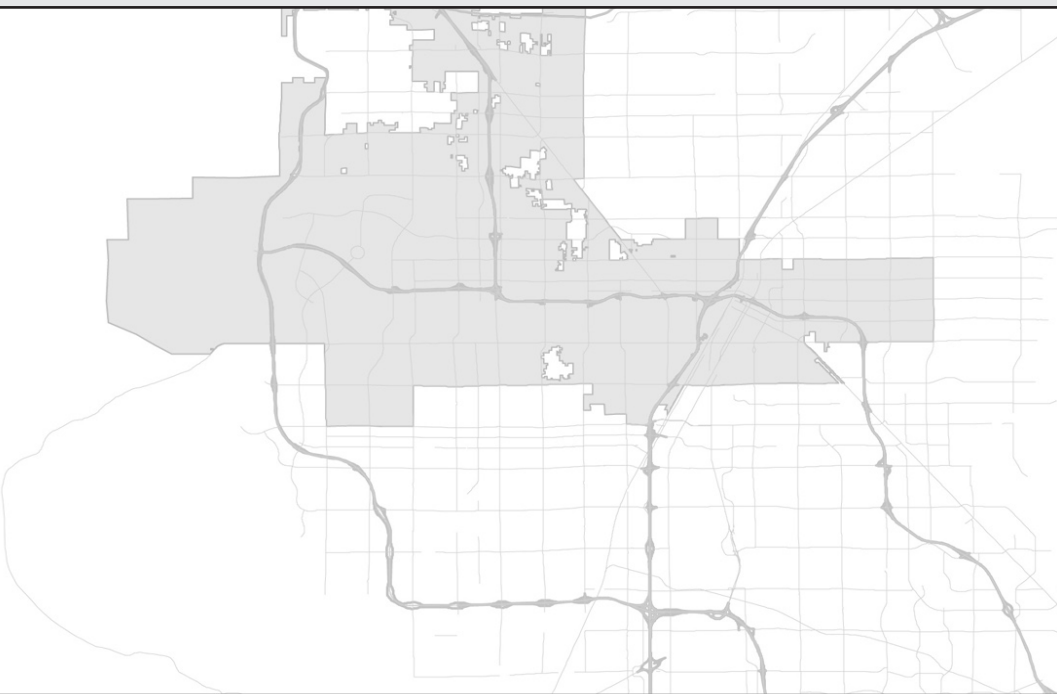
Category	Permits	Valuation	Percentage
Single Family New	2	\$222,000	0.7%
Single Family Additions	49	\$376,910	1.2%
Single Family Remodel	20	\$318,036	1.0%
Multifamily New	1	\$500,000	1.6%
Multifamily Remodel	0	\$0	0.0%
Commercial New	15	\$12,948,139	42.5%
Commercial Additions	12	\$31,401	0.1%
Commercial Remodel	105	\$13,812,379	45.3%
Public Addition	0	\$0	0.0%
Public Remodel	0	\$0	0.0%
Pools & Spas	5	\$166,890	0.5%
Miscellaneous*	70	\$2,097,887	6.9%
<b>GRAND TOTAL</b>	<b>279</b>	<b>\$30,473,642</b>	<b>100%</b>

\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

**Southeast Permits by Valuation**



# Completed Projects



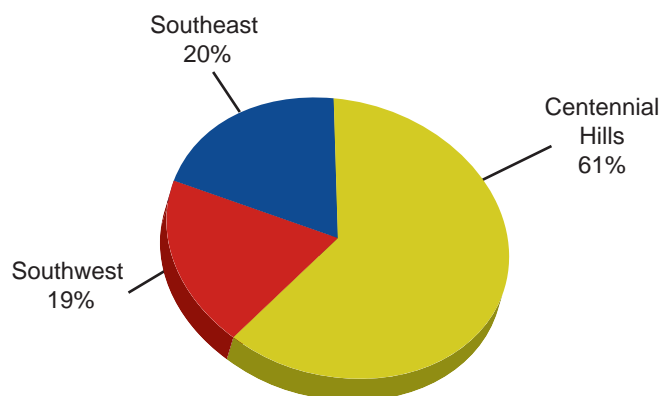
**Completed Projects  
3rd Quarter 2008**



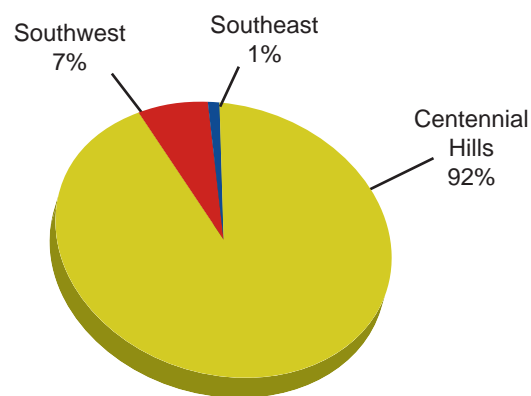
Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	321	23	4	348	55.3%
Single Family Additions	3	15	9	27	4.3%
Single Family Remodel	2	8	4	14	2.2%
Multifamily New	0	0	0	0	0.0%
Commercial New	18	8	12	38	6.0%
Commercial Additions	0	2	10	12	1.9%
Commercial Remodel	25	41	54	120	19.1%
Mobile Homes	0	0	0	0	0.0%
Public New	0	0	0	0	0.0%
Public Remodel	0	0	3	3	0.5%
Miscellaneous*	15	21	31	67	10.7%
<b>GRAND TOTAL</b>	<b>384</b>	<b>118</b>	<b>127</b>	<b>629</b>	<b>100%</b>

\* Miscellaneous includes: sheds, gazebos, carports, patio covers, trellises, shade structures, roofing, demos, racking, trash enclosures, docks, casitas, amusement ride renewals and detached structures.

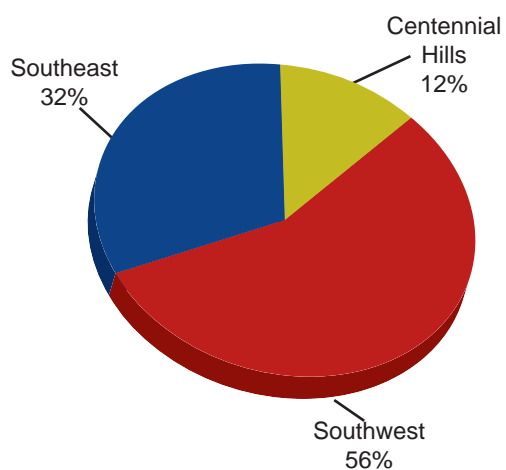
**Completed Projects by Sector  
3rd Quarter 2008**



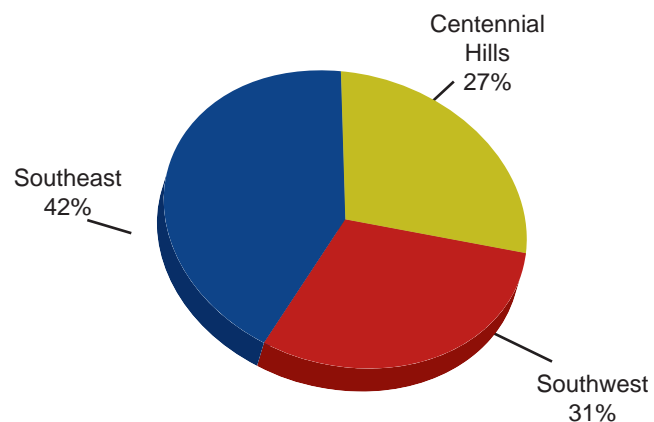
**Completed Single Family Projects  
3rd Quarter 2008**



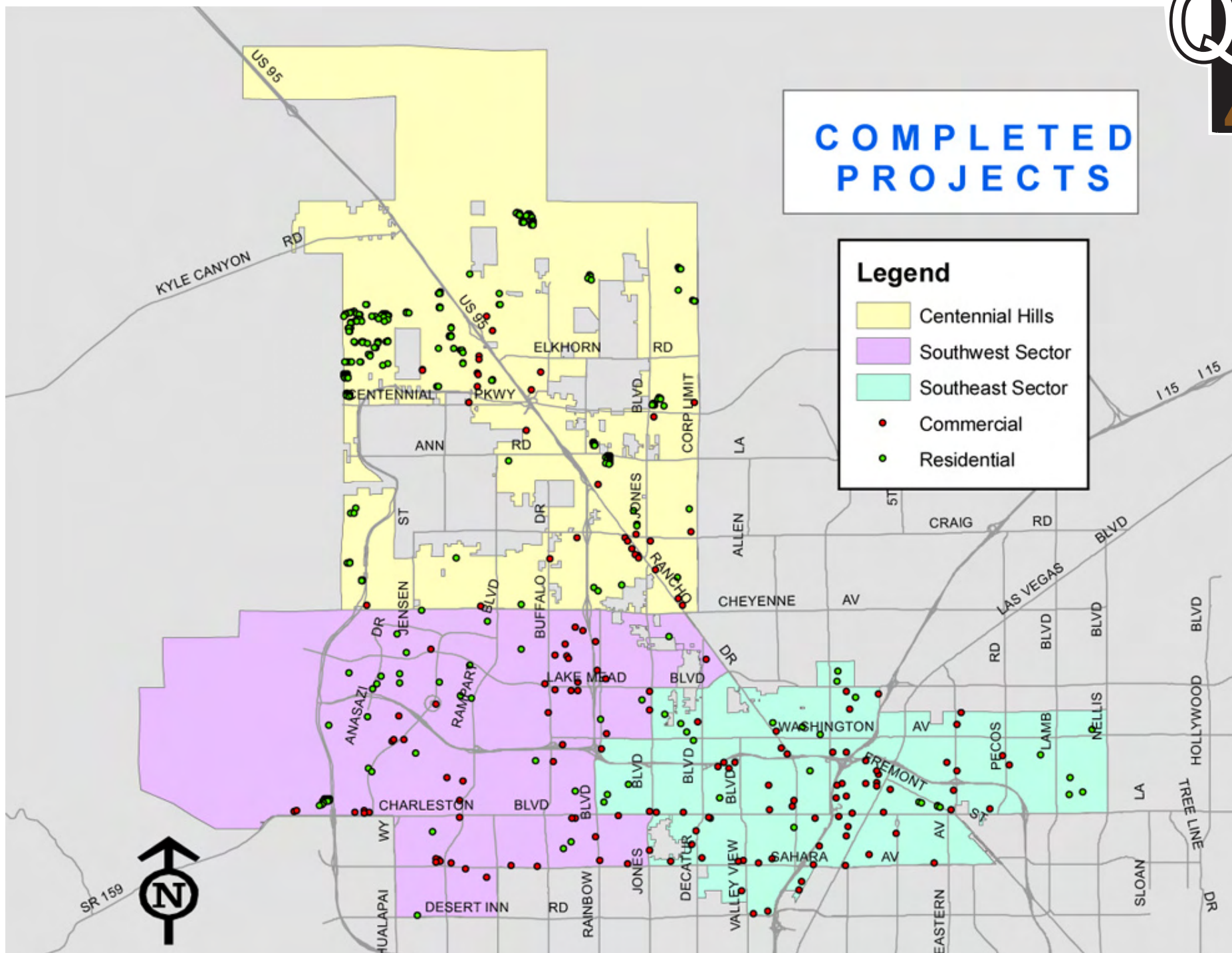
**Completed Single Family Additions  
and Remodeled Projects  
3rd Quarter 2008**



**Completed Commercial New  
& Remodeled Projects  
3rd Quarter 2008**







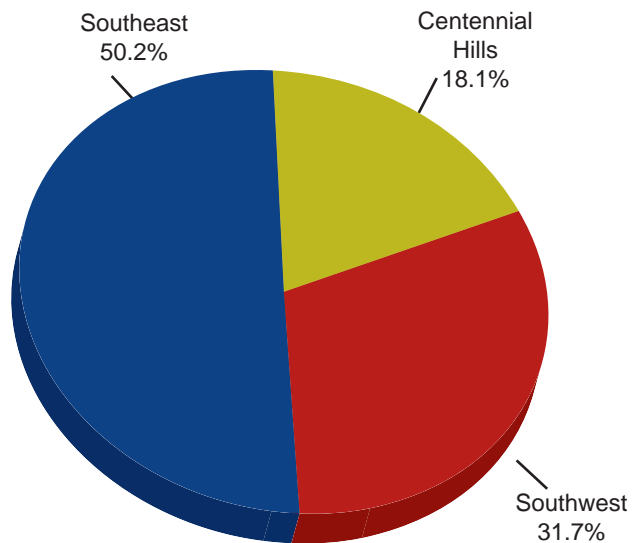
# Business Licenses

**Business Licenses by Category and Sector**  
**3rd Quarter 2008**

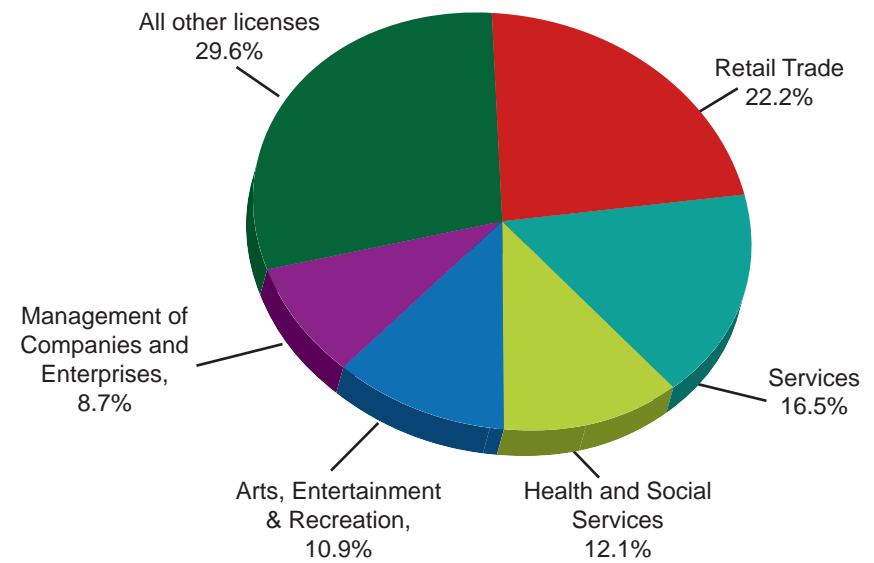


Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Accommodation & Food Services	11	27	29	67	4.6%
Administrative	3	20	23	46	3.1%
Agriculture	0	0	0	0	0.0%
Arts, Entertainment & Recreation	22	30	107	159	10.9%
Construction	13	10	21	44	3.0%
Educational Services	4	3	3	10	0.7%
Finance & Insurance	24	34	57	115	7.9%
Health and Social Assistance	30	74	73	177	12.1%
Information	1	1	6	8	0.5%
Management of Companies and Enterprises	28	47	52	127	8.7%
Manufacturing	1	0	3	4	0.3%
Other Services	49	74	118	241	16.5%
Professional,, Scientific and Technical Services	15	25	23	63	4.3%
Public Administration	0	1	0	1	0.1%
Real Estate & Rental/Leasing	5	37	28	70	4.8%
Retail Trade	57	80	188	325	22.2%
Transportation & Warehousing	0	0	0	0	0.0%
Wholesale Trade	2	0	2	4	0.3%
<b>GRAND TOTAL</b>	<b>265</b>	<b>463</b>	<b>733</b>	<b>1,461</b>	<b>100%</b>

## Business Licenses by Sector 3rd Quarter 2008

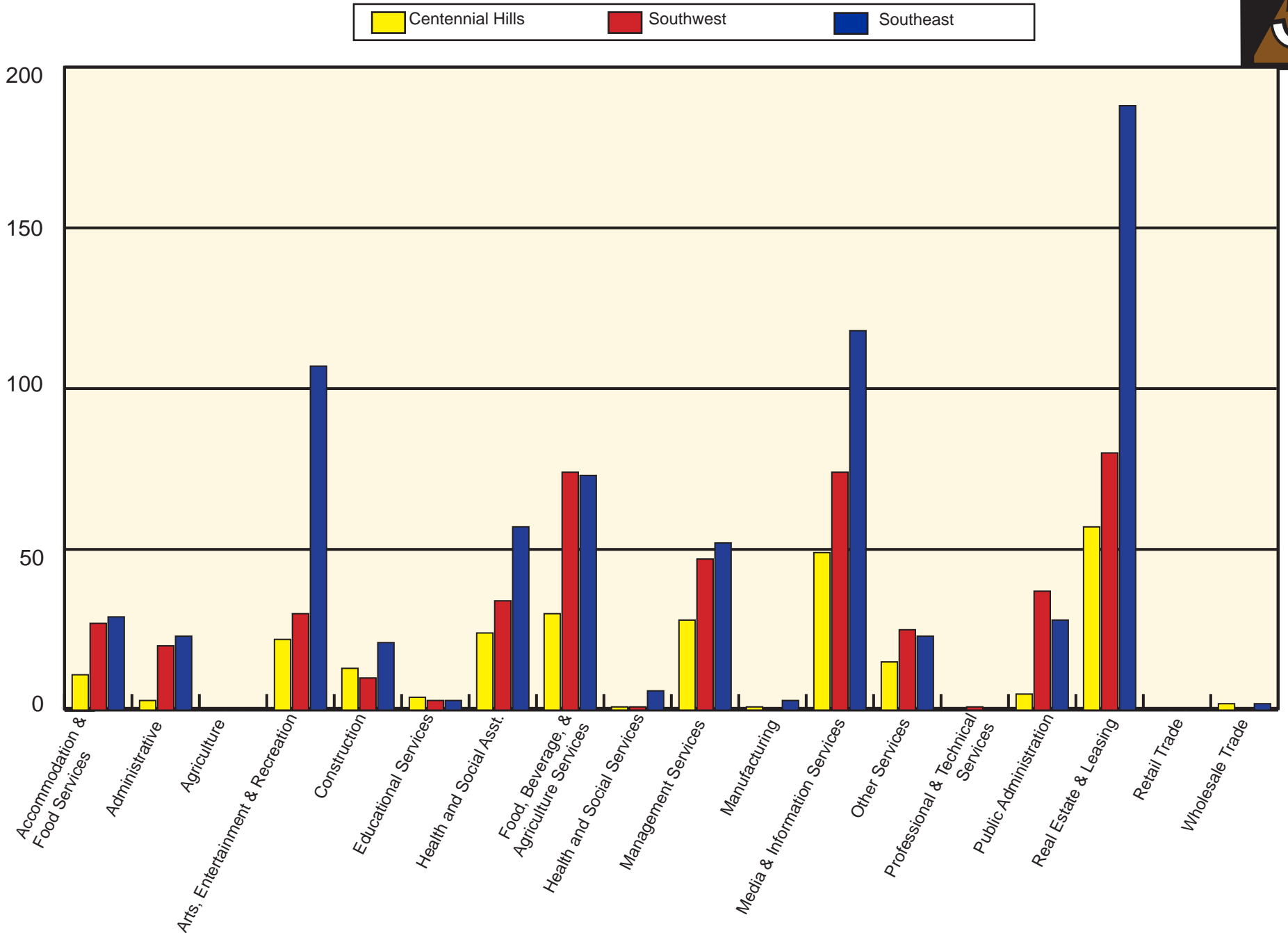


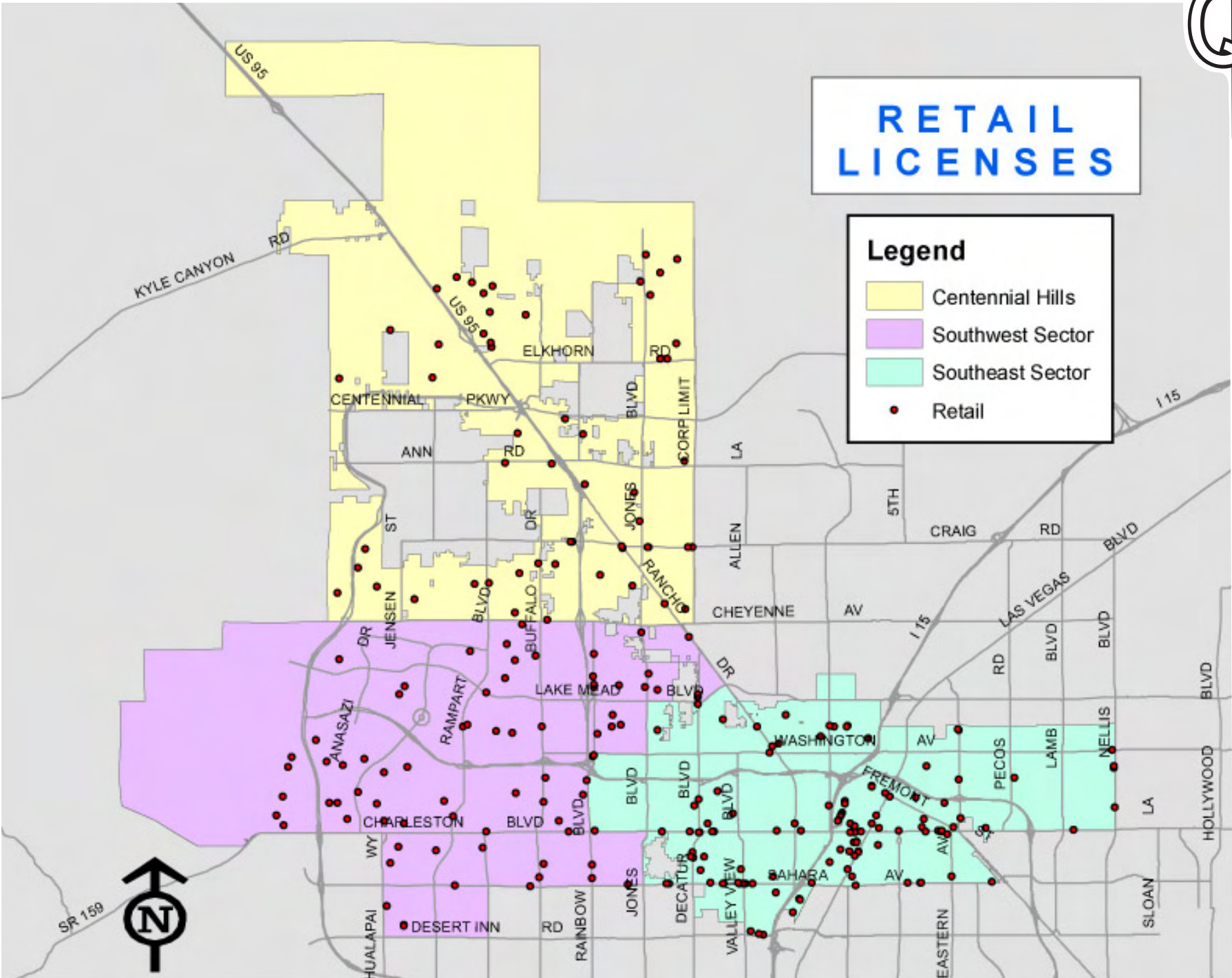
## Business Licenses by Top Five Categories 3rd Quarter 2008

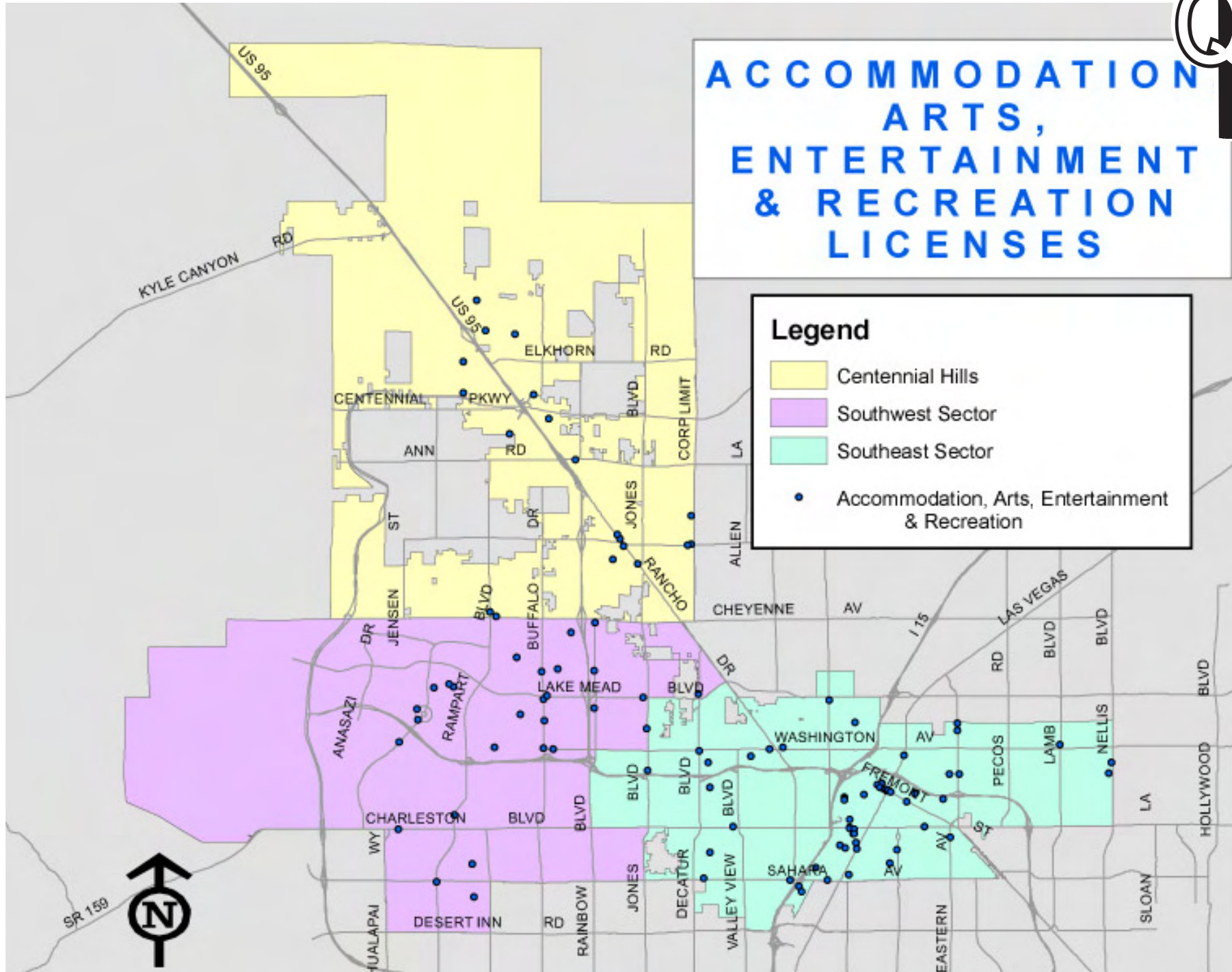




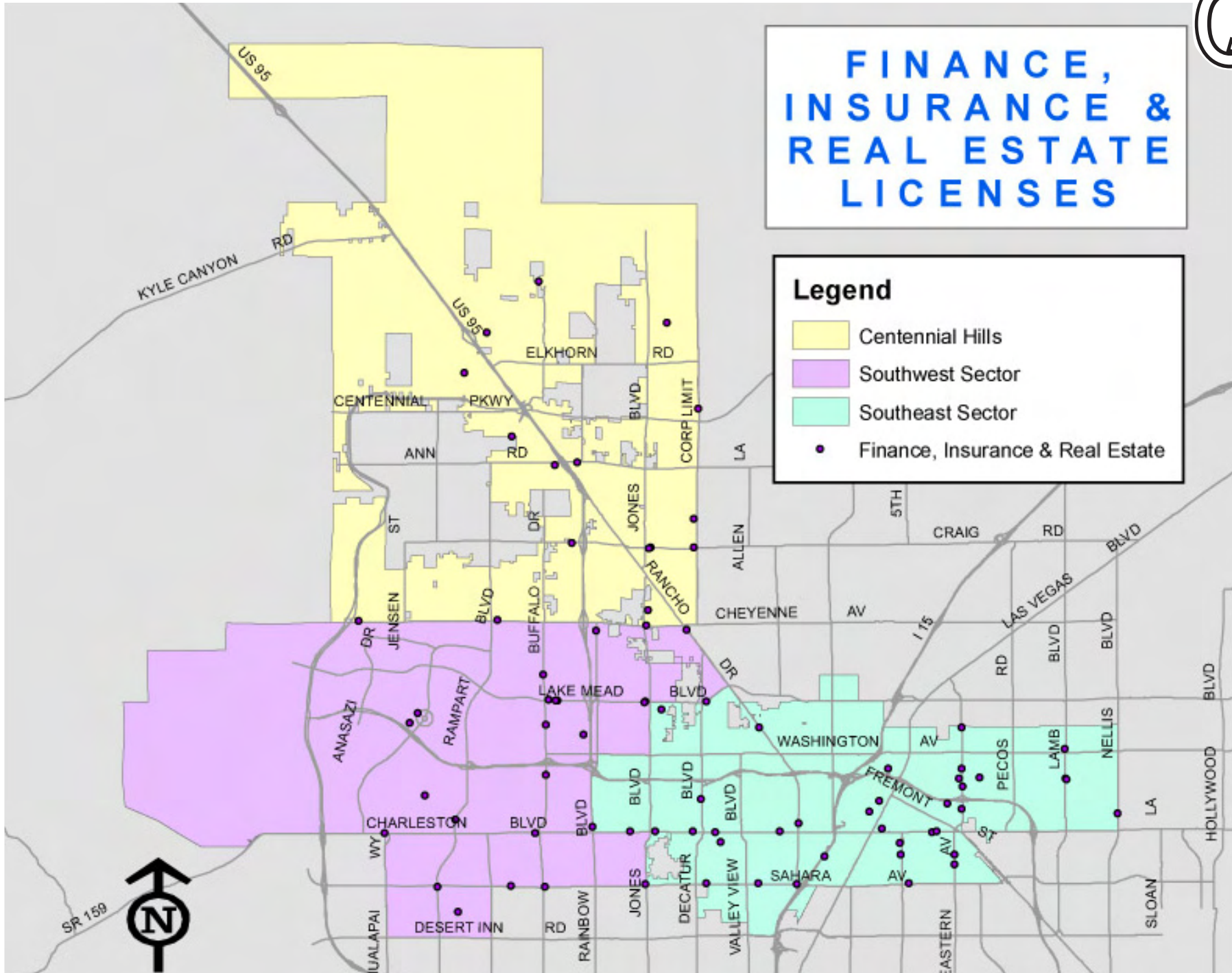
**Business Licenses by Planning Area and Category**  
**3rd Quarter 2008**



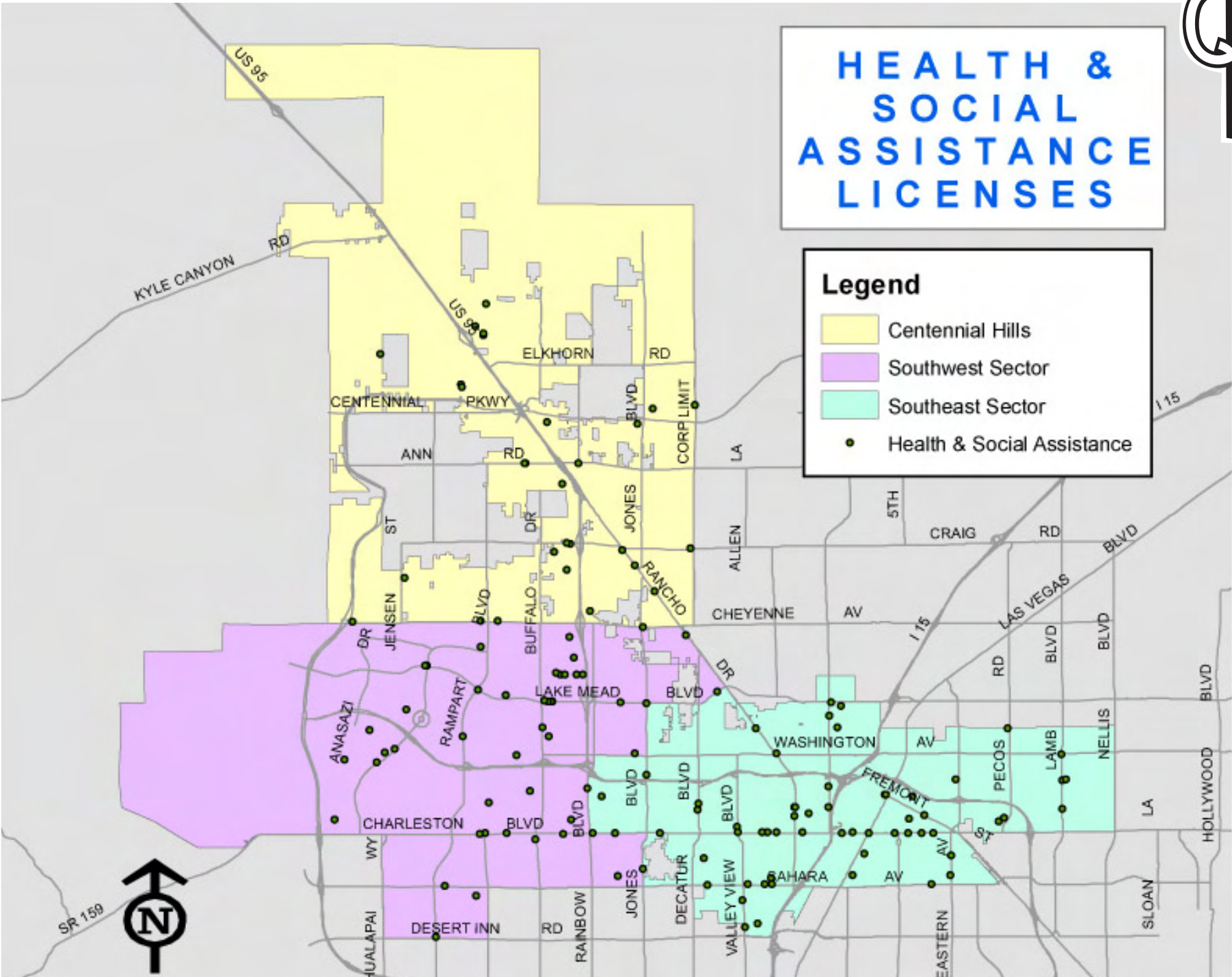












A map of Las Vegas is shown in the background, with a central gray rectangular box containing the word "Applications" in a brown serif font. The map includes a grid of streets and a network of highways.

# Applications

## Map Applications by Sector 3rd Quarter 2008

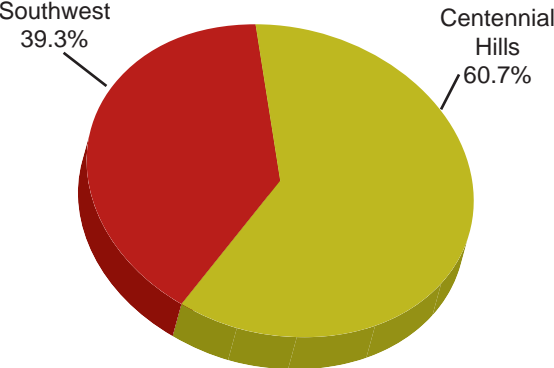


Sector	Tentative Maps			Final Maps		
	Number	Lots/Units	Acres	Number	Lots/Units	Acres
Centennial Hills	2	606	23.66	1	86	11.76
Southeast	0	0	0	0	0	0
Southwest	2	2	15.32	1	344	2.39
<b>TOTAL</b>	<b>4</b>	<b>608</b>	<b>38.98</b>	<b>2</b>	<b>430</b>	<b>14.15</b>

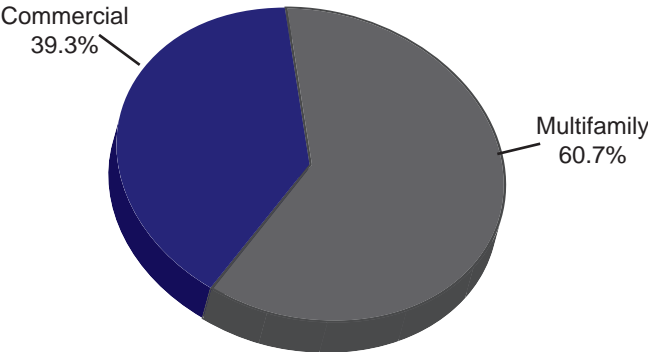
## Map Applications by Type 3rd Quarter 2008

Development Type	Tentative Maps			Final Maps		
	Number	Lots/Units	Acres	Number	Lots/Units	Acres
Single Family	0	0	0	1	86	11.76
Multifamily	2	606	23.66	0	0	0
Mixed Use	0	0	0	1	344	2.39
Commercial	2	2	15.32	0	0	0
<b>TOTAL</b>	<b>4</b>	<b>608</b>	<b>38.98</b>	<b>2</b>	<b>430</b>	<b>14.15</b>

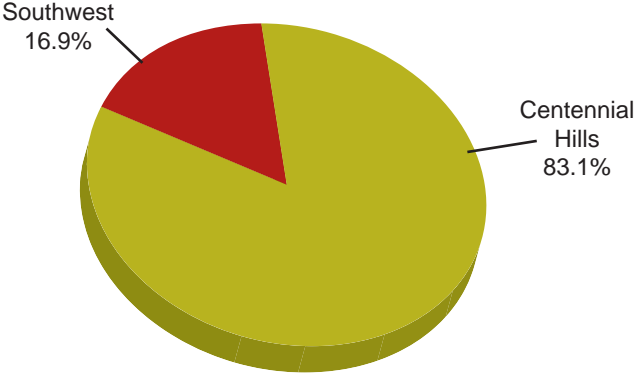
**Tentative Map Acreage Approved by Sector  
3rd Quarter 2008**



**Tentative Map Acreage Approved by Type  
3rd Quarter 2008**



**Final Map Acreage Approved by Sector  
3rd Quarter 2008**



**Final Map Acreage Approved by Type  
3rd Quarter 2008**

